

BK 7267PG021
WARRANTY DEED

39-77
39-153

TRANSFER
TAX
PAID

Keith F. Beal

004668

of 17 South Road, Winthrop, ME 04364
for consideration paid,

grant to Victor Z. Escajadillo

of 44 Whipple Street, Lowell, MA 01852

with WARRANTY COVENANTS, the land in Waterville, Kennebec County,
State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF

Y-14273

Witness my hand and seal
Clayton E. Rollins

this 7th day of February, 2003.

Keith F. Beal
Keith F. Beal

THE STATE OF MAINE Kennebec ss.

February 7, 2003

Then personally appeared the above named Keith F. Beal and
acknowledged the foregoing instrument to be his free act and deed,

Before me,

Clayton E. Rollins
Notary Public

Print Name: Clayton E. Rollins

My Commission Expires: 3/24/05

4) V. Escajadillo
11/10/2003
MA 01852

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EXHIBIT A

PARCEL I: A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at an iron pin in the southwest corner of lot of land now or formerly of Clovis Belanger and in the westerly line of King Street; thence southerly along the westerly line of said King Street seventy-eight and nine tenths (78.9) feet to the northeasterly corner of lots of land now or formerly of Peter Michaud; thence westerly along the northerly line of said Michaud ninety-six and five tenths (96.5) feet to an iron pin; thence southerly about sixty-six (66) feet to land now or formerly of one Begin; thence westerly along the line of said Begin and the land of the Grantor one hundred seventy-three (173) feet to a point near the wharfing; thence northerly one hundred sixty (160) feet to an iron pipe; thence easterly two hundred twenty-seven (227) feet; thence southerly twenty-two (22) feet to a point five (5) feet northerly of the northwest corner of the barn on these premises hereby conveyed; thence easterly and parallel with the northerly side of said barn twenty-five and five tenths (25.5) feet to a point just five (5) feet northeasterly of said barn; thence southerly twenty and eight tenths (20.8) feet to a stone bound; thence easterly forty-five and eight tenths (45.8) feet to the point of beginning.

Excepting and reserving to the Grantor so long as he may own the land next adjoining these premises a right of way fifteen (15) feet in width along the lines of said Peter Michaud and Begin from King Street to the westerly line of said Begin.

PARCEL II: Another certain lot or parcel of land situate in Waterville and bounded and described as follows:

Beginning at an iron pin in the southerly line of land now or formerly supposed to be owned by James Lessard or Thomas Lessard and numbered fifty (50) King Street, which pin is located one hundred twenty and seven tenths (120.7) feet westerly of a stone bound at the southeast corner of the said James Lessard lot; thence running southerly one hundred forty-seven and four tenths (147.4) feet to an iron pin located ninety (90) feet westerly from the west line of said King Street; thence running westerly at right angles with last described line one hundred five and two tenths (105.2) feet to an iron pin in the easterly line of the Kimball estate; thence running northerly along the above named Kimball line and the Cyr line one hundred two and eighty-five hundredths (102.85) feet to an iron pin; thence running easterly one hundred thirty-nine and five tenths (139.5) feet to the iron pin begun at.

PARCEL III: Another certain lot or parcel of land situate in said Waterville, and bounded and described as follows, to wit:

Beginning at an iron pin in the southeast corner of the lot first above described and in the westerly line of land now or formerly of one Ferland; thence running southerly along said Ferland's westerly line forty-six (46) feet to an iron pin in the southwesterly corner of said Ferland lot; thence running westerly ninety-two and two tenths (92.2)

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feet to an iron pin in the Kimball line, so-called, which is located sixty-one and five tenths (61.5) feet northerly from the bend or elbow in said Kimball line; thence running northerly fifty-six and three tenths (56.3) feet to an iron pin located in said Kimball line and at the southwest corner of above described lot; thence running easterly along the southerly line of last mentioned lot to the point of beginning.

Excepting and reserving, however, from the parcels two and three (II and III) described above the following parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the east boundary of land now or formerly of Norman Picher, which pin is located one hundred thirty-five (135) feet from Summer Street, so-called; thence running southerly from said bound a distance of fifteen (15) feet to an iron pin; thence running in a southwesterly direction one hundred (100) feet to an iron pin set in the east boundary of land now or formerly of Alice D. Michaud; thence running northerly along the east boundary of said Alice D. Michaud's land sixty (60) feet to an iron pin; thence running easterly from the last mentioned bound a distance of seventy (70) feet to the iron pin which marks the point of beginning.

PARCEL IV: Another certain lot or parcel of land situated in said Waterville, bounded and described as follows, to wit:

Beginning at an iron pin located in the east boundary of land now or formerly of Alice D. Michaud, which iron pin is located one hundred ninety-five (195) feet from Summer Street; thence running southerly from the last mentioned bound a distance of thirty (30) feet to an iron pin; thence running westerly from the last mentioned bound a distance of six (6) feet, five inches (5") to an iron pin; thence running northerly from the last mentioned bound a distance of thirty (30) feet to an iron pin set in the ground; thence running easterly from the last mentioned bound a distance of twelve (12) feet to an iron pin which marks the point of beginning.

PARCEL V: Another certain lot or parcel of land, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at the southeast corner of land now or formerly of Z. Bashier; thence in the west line of King Street fifty (50) feet to a stone monument in the north line of land formerly of Ann M. Pulsifer; thence west in said north line ninety (90) feet to land now or formerly of said Pulsifer; thence north in the east line of said Pulsifer's land fifty (50) feet to land of said Bashier; thence east in the south line of said Bashier's land to the point of beginning.

PARCEL VI: Another certain lot or parcel of land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin driven in the ground in the easterly line of Summer Street, located two hundred (200) feet southerly of the south line of Gold Street; thence northerly along the easterly line of Summer Street sixty (60) feet to an iron pipe driven in the ground; thence easterly and

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parallel with the southerly line of Gold Street one hundred forty-one (141) feet to an iron pin driven in the ground in the westerly line of the Joseph T. Tardiff right of way; thence southerly along the westerly line of the said Tardiff right of way sixty-eight and one half (68 1/2) feet to an iron pin driven in the ground; thence westerly one hundred seven and six tenths (107.6) feet to the point of beginning.

Also the use of a right of way known as the Joseph T. Tardiff right of way, bounded and described as follows, to wit:

Beginning at a stone bound in the southerly line of Gold Street, located two hundred twenty-five (225) feet easterly of the east line of Summer Street; thence southwesterly along the westerly line of the land of Napoleon Latuilpe two hundred thirty-three and one half (233 1/2) feet to an iron pin driven in the ground at the easterly corner of land now or formerly owned by heirs of Frank Cyr.

The above right of way to be twelve (12) feet wide and to lie westerly of the above described line, for the use of the said Arthur J. Gagne, his heirs and assigns forever.

PARCEL VII: Also another certain lot or parcel of land, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Easterly by King Street; northerly by land formerly of Fred Pooler and now or formerly of Anna Bolduc; westerly by land now or formerly of Thomas H. Lessard; and southerly by land now or formerly of said Thomas H. Lessard.

Excepting and reserving the premises described in a quitclaim deed from Kennebec Federal Savings and Loan Association to Sherwood W. Lee and Donna M. Lee dated May 21, 1999 recorded in the Kennebec County Registry of Deeds, Book 5958, Page 83.

Also hereby conveying to Keith F. Beal, his heirs and assigns, the right to cross over the westerly corner of the above described excepted and reserved lot for the purpose of maintaining and servicing the hereby conveyed building and for the purpose of disposing of snow from the front of the hereby conveyed building. Also hereby conveying an easement to maintain in its current location the staircase on the southeast side of the building. Said easements being reserved in the deed from Kennebec Federal Savings & Loan Association to Sherwood W. Lee and Donna M. Lee dated May 21, 1999 and recorded in the Kennebec County Registry of Deeds in Book 5958, Page 83.

For source of title, reference may be had to deed from Kennebec Federal Savings and Loan Association to Keith F. Beal dated May 27, 1999 and recorded in the Kennebec County Registry of Deeds in Book 5960 at Page 1.

RECEIVED KENNEBEC SS.

2003 FEB 10 PM 1:26

ATTEST: *George C. [Signature]*
REGISTERED CLERK